

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use herein described property for wine making, storage, and wholesale distribution

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.

Legal Owner(s):  
Robert B. Deford, Jr.  
(Type or Print Name)  
Signature  
Ann M. Deford  
(Type or Print Name)  
Signature  
Long Green Farm,  
Address  
Hydes, Maryland 21082  
City and State  
Name and telephone number of legal owner, contract purchaser or representative to be contacted  
Robert B. Deford, Jr.  
Name  
301-592-2502  
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 21st day of May, 1980, at 2:30 o'clock A. M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NW/S of Long Green Pike, 1570'  
NE of Williams Rd., 11th District : OF BALTIMORE COUNTY  
ROBERT B. DeFORD, JR., et ux, : Case No. 80-238-X  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing

Order was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

*[Signature]*  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Richard A. Reid, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

cc: Gerhold Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of April, 1980

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Robert B. Deford, Jr., et ux  
Petitioner's Attorney Richard A. Reid, Esq.

Reviewed by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 7, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Richard Reid, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 180  
Petitioner-Robert B. Deford, Jr.  
Special Exception Petition

Dear Mr. Reid:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to convert the existing barn into a winery, including storage and wholesale distribution, this Special Exception is required. The area that is proposed to be utilized is part of an overall tract of land zoned R, C, Z and comprising 218 acres.

Particular attention should be afforded comments of the Health Department, while the comments from the Department of Traffic Engineering were not available at this time. I suggest that you contact Mr. Mike Flanagan at 494-3554 in order to discuss his comments prior to the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted

Item No. 180  
Special Exception Petition  
May 7, 1980

for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENC:ckh

Enclosures

cc: Gerhold Cross & Etzel  
412 Delaware Ave.  
Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #180 (1979-1980)  
Property Owner: Robert B. & Ann M. Deford  
N/W/S Long Green Pike 1570' N/E Williams Rd.  
Existing Zoning: RC 2  
Proposed Zoning: Special Exception for winemaking, storage, and wholesale.  
Acres: 1.15 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

As indicated, the 1.15+ acre site is a portion of an overall larger 218+ acre tract of land. Baltimore County highway and utility improvements are not directly involved.

### Highways:

Long Green Road and Long Green Pike, existing public roads, are proposed to be improved in the future on 60-foot rights-of-way. Highway rights-of-way widenings will be required in connection with any grading or building permit applications or further development of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #180 (1979-1980)  
Property Owner: Robert B. & Ann M. Deford  
Page 2  
April 14, 1980

### Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Long Green Creek and tributaries thereto traverse the overall property; future drainage and utility easements and reservations will be required.

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing, and proposing utilization of private onsite water supply and sewage disposal facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W and S-11A, as amended, respectively.

Very truly yours,

*[Signature]*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Wimbley

UU-SE Key Sheet  
63-67 NE 23-26 Pos. Sheets  
NE 16 & 17 P & G Topo  
44, 45, 53 & 54 Tax Maps

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The subject property is zoned R. C. 2.;
2. The subject 1.15 acre tract is an internal part of a 218 acre farm, a part of which is currently used for vineyards;
3. The requirements of Sections 502.1 and 1A01.2.C of the Baltimore County Zoning Regulations have been met;
4. The granting of the special exception will not be detrimental to and will be supportive of the primary agricultural uses in the vicinity of the subject property;
5. The winery will not itself be situated on land more appropriately used for primary agricultural uses;
6. The granting of the special exception will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of June, 1980, that the herein Petition for Special Exception for wine making, storage, and wholesale distribution, in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated February 29, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The wine making, storage, and wholesale distribution must be contained within the 1.15 acres specified on the February 29, 1980, plat submitted with this petition.

The 1.15 acre tract shall continue to be part of an operating farm.

Approval of the aforementioned site plan by the Department of Health, Department of Public Works, and the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 14, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #180, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: Robert B. and Ann M. DeFord  
Location: NW/S Long Green Pike 1570' NE Williams Road  
Existing Zoning: RC-2  
Proposed Zoning: Special Exception for winemaking, storage, and wholesale  
Acres: 1.15  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
13011 494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 180, 181 and 182 of the Zoning Advisory Committee Meeting of March 18, 1980.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 8, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #180, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Robert B. & Ann M. DeFord  
Location: NW/S Long Green Pike 1570' NE Williams Rd.  
Existing Zoning: R.C. 2  
Proposed Zoning: Special Exception for winemaking, storage, and wholesale.  
Acres: 1.15  
District: 11th

The proposed winery will be served by a private well and sewage disposal system. Soil percolation tests have been conducted. Prior to approval of a building permit, the applicant must meet all Baltimore County Department of Health regulations concerning private sewage disposal systems.

The applicant proposes to use an existing drilled well located on site. To do so, the physical construction of the well must be upgraded to meet all requirements as set forth by Baltimore County Department of Health, and State of Maryland Department of Mental Health and Hygiene. After the well has been upgraded so as to meet all applicable regulations, the potability of the water supply must be verified by collection of a bacteriological water sample. This must be done prior to approval of a building permit.

Prior to construction, complete plans and specifications of the winery must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

cc: Plans Review Section.



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

March 26, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Robert B. & Ann M. DeFord

Location: NW/S Long Green Pike 1570' NE Williams Rd.

Item No: 180 Zoning Agenda: Meeting of 3/18/1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Ed. Jack Kelly* Noted and Approved: *George M. McGonigle*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI, JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #180 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: Robert B. & Ann M. DeFord  
Location: NW/S Long Green Pike 1570' NE Williams Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Special Exception for winemaking, storage and wholesale

Acres: 1.15  
District: 11th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. An alteration permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal are required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments - Depending on the extent of the work, drawings may be waived.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William Hammond  
TO: Zoning Commissioner  
Sharon M. Caplan  
FROM: Economic Development Commission  
Petition for Special  
SHEED: Hearing Item #180

Date: May 1, 1980

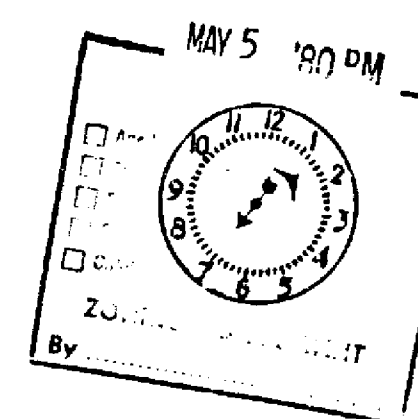
I have been working with Robert DeFord in regard to his proposal for winemaking storage and wholesale distribution on his existing farm. In recognition of Baltimore County's desire to foster a healthy economic growth, that consists of diversity and a high quality of life, we request the zoning officer to evaluate Mr. DeFord's request in the best interest of industrial expansion.

Due to the agricultural nature of the product (grapes), and the planting and harvesting that is involved in this process, it is urged that you give prompt consideration in your decision on the company's request.

The Economic Development Commission is supportive of the project. I appreciate your cooperation in this matter.

SMC:cjt

*Sharon M. Caplan*  
SHARON M. CAPLAN



## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 12, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 18, 1980

RE: Item No: 177, 178, 179, 180, 181, 182  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



PETITION FOR SPECIAL EXCEPTION

11th District

ZONING: Petition for Special Exception  
LOCATION: Northwest side of Long Green Pike, 1570 feet Northeast of Williams Road  
DATE & TIME: Wednesday, May 21, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for wine making, storage and wholesale distribution

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Robert B. Deford, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 21, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 80-238-X Item 18L  
Date: May 1, 1980

Petition for Special Exception  
Northwest side of Long Green Pike, 1570 feet Northeast of Williams Road  
Petitioner - Robert B. Deford, Jr., et ux

Eleventh District

HEARING: Wednesday, May 21, 1980 (9:30 A.M.)

It is this office's opinion that the proposed use would be appropriate here.

*John D. Seyffert, Director*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

April 24, 1980

Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - NW/8 Long Green Pike, 1570' NE of Williams Road - Robert B. Deford, Jr., et ux - Case No. 80-238-X

TIME: 9:30 A.M.

DATE: Wednesday, May 21, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 12, 1980

Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Robert B. Deford, Jr., et ux  
NW/8 Long Green Pike, 1570' NE  
of Williams Road  
Case No. 80-238-X

This is to advise you that \$66.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEE:ej

CARL L. GERHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULBRICH  
GORDON T. LANGSDON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG

March 5, 1980

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams Road and running thence from said place of beginning and parallel with and distant 20 feet southwesterly measured at right angles from the center of a macadam driveway there situate, North 27 degrees 30 minutes West 266.10 feet to a point 30 feet easterly measured at right angles from the east face of the frame and stone building erected on the parcel of land now being described, thence running parallel with the east face of said building, South 18 degrees 30 minutes West 99.20 feet, thence running the two following courses and distances viz: North 71 degrees 30 minutes West 187 feet and North 18 degrees 30 minutes East 212 feet, thence passing 30 feet north of the northernmost face of the aforesaid stone and frame building, South 71 degrees 30 minutes East 152 feet, thence running the three following courses and distances viz: South 18 degrees 30 minutes West 20.5 feet, South 71 degrees 30 minutes East 35 feet and South 18 degrees 30 minutes West 36.70 feet, thence running parallel with and distant 20 feet northeasterly measured at right angles from the center of the aforesaid macadam driveway, South 27 degrees 30 minutes East 283.90 feet to the center of Long Green Pike and thence binding in the center of said Pike, South 35 degrees 00 minutes West 45.10 feet to the place of beginning.

Containing 1.15 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.



Department of  
Economic & Community  
Development  
State of Maryland

Division of Local and Regional Development  
2525 Riva Road, Annapolis, Maryland 21401 • 301-269-2150

Harry Hughes  
Governor

James O. Roberson  
Secretary

February 6, 1980

Mr. Philip M. Wagner  
Boordy Vineyard  
7812 Ruxwood Road  
Riderwood, Maryland 21139

Dear Mr. Wagner:

The Department of Economic and Community Development is very much interested in seeing the wine industry in Maryland grow. With this goal in mind we are asking all the commercial wine producers in Maryland to meet together on February 26, 1980, at 7:30 p.m.

The meeting will be in the Tyson Room of the George Howard Building at the Howard County Office Complex in Ellicott City. A map is enclosed for your convenience.

Attending the meeting from our Department will be Secretary Roberson and Herman Vogel, Director of Tourism.

During the meeting, we want to discuss the following items:

1. Potential of Maryland's wine industry.
2. Problems of commercial wine industry.
3. Solutions for these problems.
4. Where you need assistance.
5. How you feel this department can be of assistance.
6. Some ideas we have for assistance.

We are looking forward to a productive session.

Very truly yours,  
*Michael R. Kilpatrick*  
Michael R. Kilpatrick

MRK/jth  
cc: John P. Aellen, Jr.  
Ira Ross  
W. Bret Bryd  
George H. Mowbray  
Thomas J. Provenza  
Robert W. Ziem

An Equal Opportunity Employer

CARL L. GERHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULBRICH  
GORDON T. LANGSDON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG

March 5, 1980

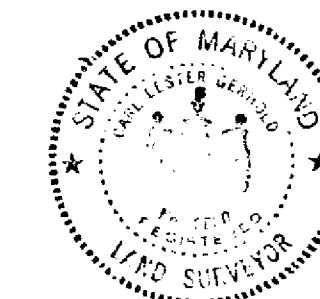
Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

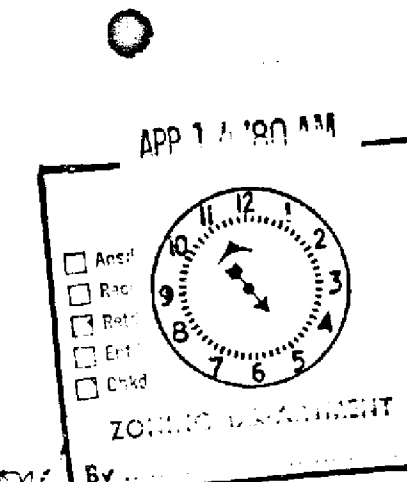
Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams Road and running thence from said place of beginning and parallel with and distant 20 feet southwesterly measured at right angles from the center of a macadam driveway there situate, North 27 degrees 30 minutes West 266.10 feet to a point 30 feet easterly measured at right angles from the east face of the frame and stone building erected on the parcel of land now being described, thence running parallel with the east face of said building, South 18 degrees 30 minutes West 99.20 feet, thence running the two following courses and distances viz: North 71 degrees 30 minutes West 187 feet and North 18 degrees 30 minutes East 212 feet, thence passing 30 feet north of the northernmost face of the aforesaid stone and frame building, South 71 degrees 30 minutes East 152 feet, thence running the three following courses and distances viz: South 18 degrees 30 minutes West 20.5 feet, South 71 degrees 30 minutes East 35 feet and South 18 degrees 30 minutes West 36.70 feet, thence running parallel with and distant 20 feet northeasterly measured at right angles from the center of the aforesaid macadam driveway, South 27 degrees 30 minutes East 283.90 feet to the center of Long Green Pike and thence binding in the center of said Pike, South 35 degrees 00 minutes West 45.10 feet to the place of beginning.

Containing 1.15 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.



70-238-X  
Zoning Hearing  
N/C  
8/14/80



8/14/80  
Robert Deford  
5320 Long Green Rd.  
Arlon Arm, Md. 21057  
912-6468

Dear Mr. Hammond

I am writing to request that you schedule the hearing on special exception zoning permit #150 at the earliest possible date. My reasons for requesting this is that without knowing the disposition of the zoning commission on this request, I am unable to proceed with necessary modifications to the site, which must be completed by mid-August. The deadline is not arbitrary; the petition concerns the establishment of a winery on my family's farm, and for a host of legal and practical reasons, the wine should be made at the proposed location this year. Thus, we are at the mercy of the grape harvest, which usually begins in the third week in August. Prior to that date, the winery must be completed and the requisite federal permits obtained. I would greatly appreciate it if you could have the commission review this petition as soon as possible. I am at your disposal if I can be of any assistance.

Sincerely yours,  
*Bob Deford*

AMES D. LUCAS, JR.  
DIRECTOR

May 1, 1980

Mr. Robert DeFord  
Boordy Vineyard  
Hydes, Maryland 21082

Dear Mr. DeFord:

The following is a summary of the April 30, 1980 meeting. This was held on behalf of your proposed Boordy Vineyard relocation between appropriate County personnel and yourself. Those in attendance were:

Name	Representing
John Schneider	Plans Review
Captain Joseph Kelly	Fire Department
Peter Paaf	Permits & Licenses
Nicholas Commodari	Planning & Zoning
Sharon Caplan	Economic Development

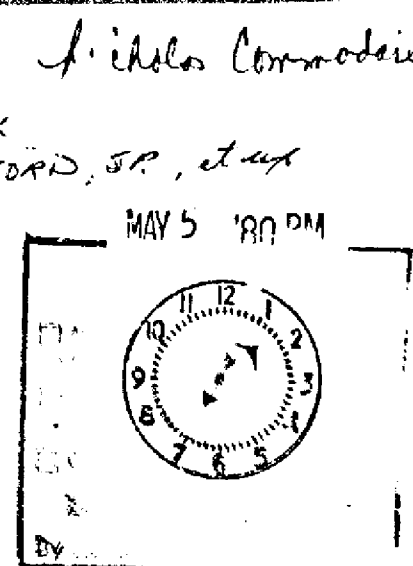
Each person had the following conclusions:

John Schneider

- 1) The plans must show all partitions.
- 2) Hay may not be stored on the second floor without a two-hour fire separation. It was suggested that the storage of hay on the second floor be eliminated.
- 3) The hay storage on the first floor requires a two-hour separation from the rest of the building. At this time, you would not have to comply with the State handicap law in regard to toilet facilities in a change of occupancy. This law has not been put into effect yet.

Captain Joseph Kelly

- 1) If the storage area is over 7,000 square feet, the building would have to be sprinklered and divided by fire walls. You had stated the barn is not this large and therefore you would not have to comply with this requirement.



Mr. Robert DeFord  
May 1, 1980  
Page 2

- 2) The storage area on the first floor must be separated by a one-hour fire wall from the rest of the area. This involves 5/8ths of an inch sheetrock on both sides of the internal partition.
- 3) The ceiling must also be one-hour rated, i.e., 5/8ths of an inch sheetrock on the ceiling.
- 4) The building must comply with the 100-foot exiting travel distance. Since the building is only 75 feet, you would meet this requirement.
- 5) Please show all exit signs and exit lights on the plans. Label the appropriate spaces, i.e., storing or fermenting.
- 6) Label all doors, i.e., those that will be sealed off and those which will be used. Exit doors must have B-label standards.
- 7) You must meet the NFPA standards. Captain Kelly will be looking into these standards in relationship to a winery.

Nicholas Commodari

- 1) Your zoning hearing for a special exception is scheduled for May 21st at 9:30 A.M.
- 2) After the decision is made by the Zoning Commissioner, there will be a 30-day period for others to appeal.
- 3) I am writing on your behalf to ask the Zoning Commissioner for a favorable and expeditious decision on your behalf.
- 4) Please keep in touch with the Health Department that they may present a favorable solution to the septic problem at the zoning hearing.

Peter Paaf

- 1) For an alteration permit with no future use intended, it is necessary to submit eight (8) plats of the site plan and three (3) floor plans.
- 2) No change of occupancy should be asked for at this time.
- 3) Mr. Paaf reviewed the necessary permits that would be required at this time, and began to fill them out on your behalf.

Mr. Robert DeFord  
May 1, 1980  
Page 3

I've been in touch with Ian Forrest of the Health Department. He will be working with Glen Miller for a feasible solution to the septic problem. This favorable solution should be resolved before the May 21st zoning hearing requesting a special exception. Please keep your attorney advised as to the Health Department's decision.

I have also spoke with Jay Hanna. His suggestion of not going for a change of occupancy at this time needs to be explored before proceeding further. We will be working together to determine if you need a change of occupancy to meet the more stringent requirements of the Baltimore County building code.

I look forward to working with you and providing any information as questions arise.

Sincerely,

*Sharon M. Caplan*  
(MRS.) SHARON M. CAPLAN  
Administrative Assistant

SMC:jet

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 13, 1980

Richard A. Reid, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
NW/S of Long Green Pike, 1570' NE of  
Williams Rd. - 11th Election District  
Robert B. DeFord, Jr., et ux -  
Petitioner.  
NO. 80-238-X (Item No. 180)

Dear Mr. Reid:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: William Hammond  
Zoning Commissioner  
Sharon M. Caplan  
FROM: Economic Development Commission  
Petition for Special  
Hearing Item #180  
SUBJECT: Petition for Special  
Hearing Item #180

Date: May 1, 1980

I have been working with Robert DeFord in regard to his proposal for winery storage and wholesale distribution on his existing farm. In recognition of Baltimore County's desire to foster a healthy economic growth, that consists of diversity and a high quality of life, we request the zoning officer to evaluate Mr. DeFord's request in the best interest of industrial expansion.

Due to the agricultural nature of the product (grapes), and the planting and harvesting that is involved in this process, it is urged that you give prompt consideration in your decision on the company's request.

The Economic Development Commission is supportive of the project. I appreciate your cooperation in this matter.

SMC:jet

SHARON M. CAPLAN

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 5/13/80  
Posted for: Petition for Special Exception  
Petitioner: Robert B. DeFord, Jr., et ux  
Location of property: NW/4 of Long Green Pike, 1570' NE of Williams Rd.  
Location of Signs: Facing Long Green Pike at macadam driveway to property  
Remarks: 1 sign  
Posted by: Glen DeFord Signature Date of return: 5/13/80

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 5 day of May, 1980.

Filing Fee \$ 50.00 Received: ☒ Check  
☐ Cash  
☐ Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: Robert B. DeFord, Jr., et ux Submitted by: Glen DeFord  
Petitioner's Attorney: J. E. Hession, III Reviewed by: J. E. Hession, III

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans:				Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>					
Previous case: 80	Map #									

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 088824  
DATE: May 21, 1980 ACCOUNT: 01-562  
AMOUNT: \$66.00  
FOR: Robert DeFord, III  
Advertising and Posting for Case No. 80-238-X  
650 C.M.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 86412  
DATE: April 21, 1980 ACCOUNT: 01-562  
AMOUNT: \$50.00  
FOR: B. DeFord  
Filing Fee for Case No. 80-238-X  
500 C.M.

PETITION FOR SPECIAL  
EXCEPTION  
11th DISTRICT  
ZONING: Petition for Special Ex-  
ception  
LOCATION: Northwest side of  
Long Green Pike, 1570 feet North-  
east of Williams Road  
DATE & TIME: Wednesday, May  
21, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing:  
Petition for Special Exception for  
wine making, storage and wholesale  
distribution  
All that parcel of land in the  
Eleventh District of Baltimore  
County:  
Beginning for the same at a point  
in the center of Long Green Pike at  
the distance of 1570 feet north-  
east of Williams Road and running  
thence with and distant 20 feet  
southwesterly measured at right an-  
gles from the center of a macadam  
driveway three statute North 27 de-  
grees 30 minutes West 346.10 feet to  
a point 30 feet easterly measured at  
right angles from the east face of  
the frame and stone building erected  
on the parcel of land now being  
described, thence running parallel  
with the east face of said building,  
South 18 degrees 30 minutes West  
89.30 feet, thence running the two  
following courses and distances viz:  
North 71 degrees 30 minutes West  
187 feet and North 18 degrees 30  
minutes East 212 feet, thence pass-  
ing the face of the aforesaid stone and  
frame building, South 71 degrees 30  
minutes East 152 feet, thence run-  
ning the three following courses and  
distances viz: South 18 degrees 30  
minutes West 20.8 feet, South 71 de-  
grees 30 minutes East 35 feet and  
South 18 degrees 30 minutes West  
38.30 feet, thence running parallel  
with and distant 20 feet north-  
easterly measured at right angles from  
the center of the aforesaid macadam  
driveway, South 17 degrees 30 min-  
utes East 283.90 feet to the center of  
Long Green Pike and thence being  
in the center of said Pike, South 35  
degrees 30 minutes West 48.10 feet  
to the place of beginning.  
Containing 1.15 Acres of land,  
more or less.  
Being the property of Robert B.  
DeFord, Jr., et ux, as shown on plat  
plan filed with the Zoning Depart-  
ment.  
Hearing Date: Wednesday, May  
21, 1980 at 9:30 A.M.  
Public Hearing: Room 106, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
May 1.

### CERTIFICATE OF PUBLICATION

TOWSON, MD, May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of May, 1980, before the 21st day of May, 1980, the 1st day of May, 1980, the 1st day of May, 1980, appearing on the 1st day of May, 1980.

THE JEFFERSONIAN,  
*L. L. Smith, Jr.*  
Manager.

Cost of Advertisement, \$ 78.00



### 11th District

Location: Northwest side of Long Green Pike, 1570 feet Northeast of William Road.

Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake avenue, Towson,  
Maryland.

**Petition for Special Exception  
for wine making, storage and  
wholesale distribution.**

Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams road and running thence from said place of beginning and parallel with and distant 20 feet

Containing 1.15 acres of land more or less.

Hearing Date:  
**WEDNESDAY, MAY 21, 1980**  
**AT 9:30 A.M.**

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

Essex, Md., May 1 1944

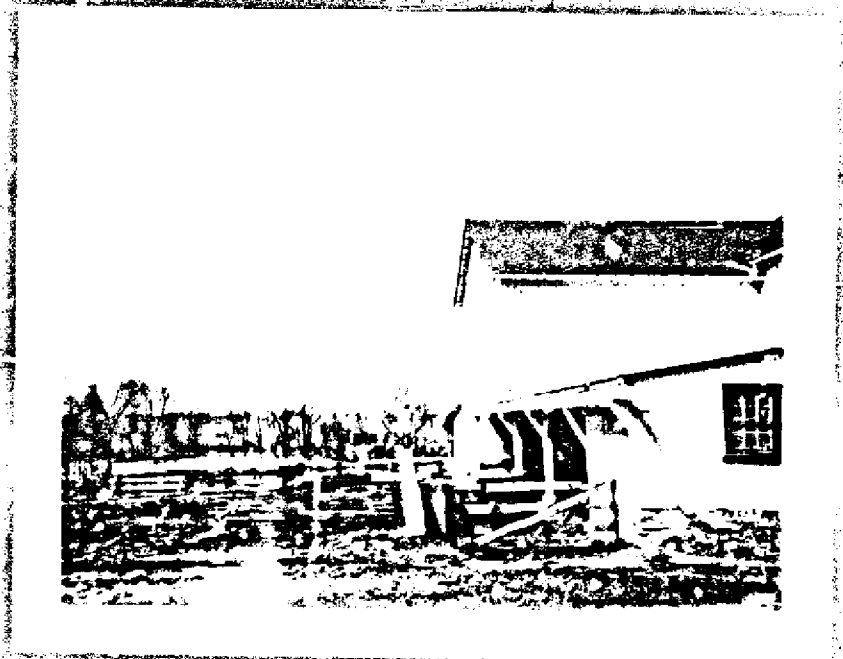
***This is to Certify, That the annexed***

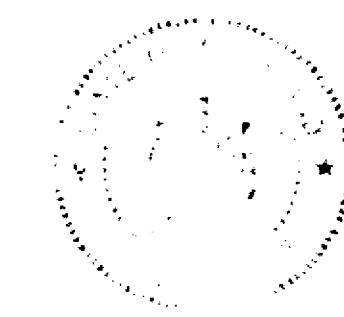
each of one successive

weeks before the 1st day of

**.19** *fu*

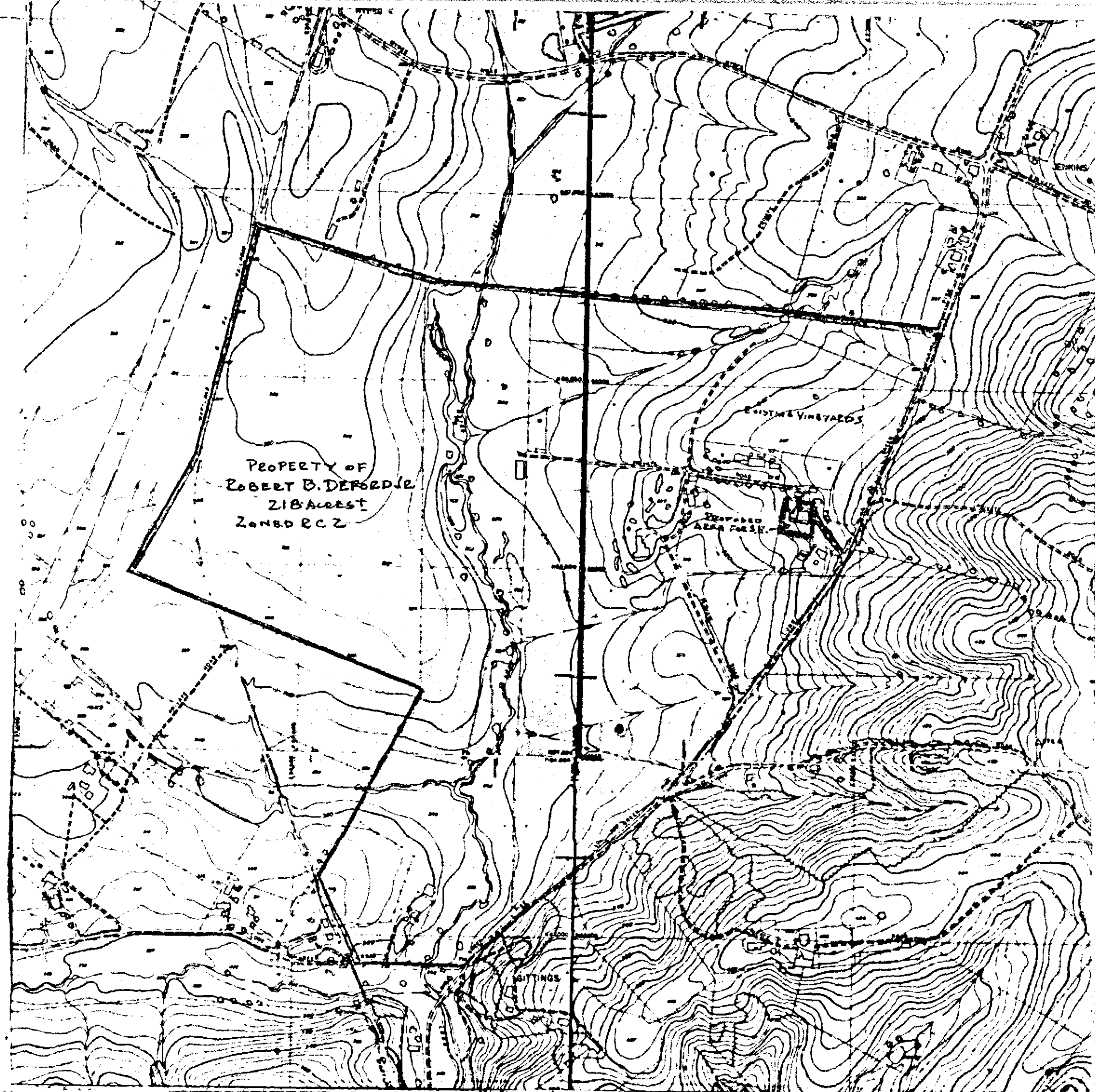
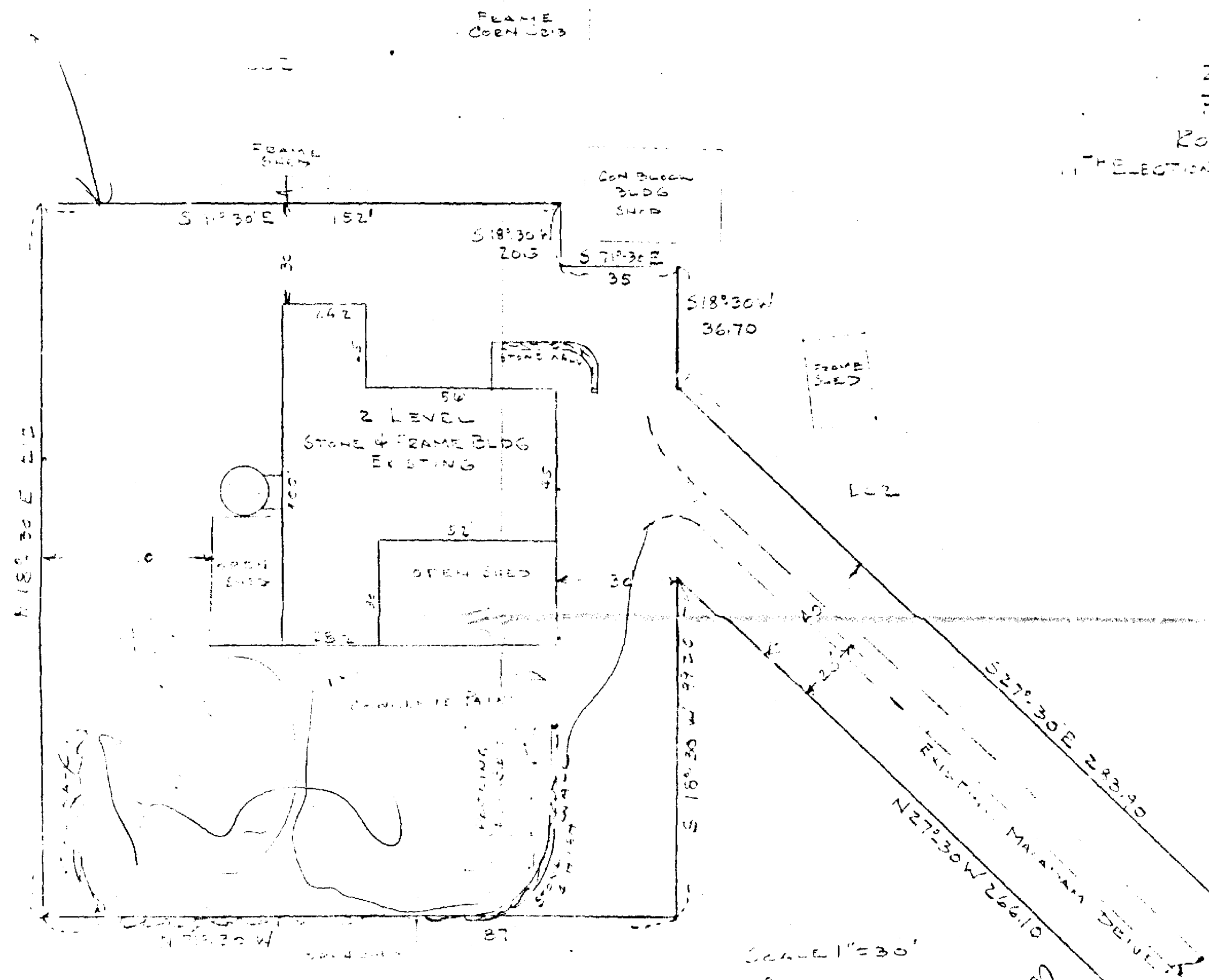
**Publisher.**







ZONING PLAT  
PROPERTY OF  
ROBERT B. DEFORD  
ELECTOR DISTRICT BALTO CO MD



EXISTING ZONING RCZ  
EXISTING USE FACTORY  
AREA IN WHOLE TRACT 218 ACRES  
AREA IN SPECIAL EXCEPTION 1.5 ACRES

PLAT TO ALL CITY PETITION FOR  
SPECIAL EXCEPTION FOR MANUFACTURE  
OF WINE IN A RCZ ZONE  
COUNTY BOARDING 1981 11/20/81

*① Appeal City Board should  
show 218 acres property subdivided  
if not SE. line shall show 35' front*

FEBRUARY 13, 1980  
GILBERT CROSS & ETZEL  
REGISTERED LAND SURVEYORS  
412 DELAWARE AVENUE  
TOWSON, MARYLAND

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use herein described property for wine making, storage, and wholesale distribution

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.

Legal Owner(s):  
Robert B. Deford, Jr.  
(Type or Print Name)  
Signature  
Ann M. Deford  
(Type or Print Name)  
Signature  
Long Green Farm,  
Address  
Hydes, Maryland 21082  
City and State  
Name and telephone number of legal owner, contract purchaser or representative to be contacted  
Robert B. Deford, Jr.  
Name  
301-592-2502  
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 21st day of May, 1980, at 2:30 o'clock A. M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NW/S of Long Green Pike, 1570'  
NE of Williams Rd., 11th District : OF BALTIMORE COUNTY  
ROBERT B. DeFORD, JR., et ux, : Case No. 80-238-X  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing

Order was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

*[Signature]*  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Richard A. Reid, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

cc: Gerhold Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of April, 1980

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Robert B. Deford, Jr., et ux  
Petitioner's Attorney Richard A. Reid, Esq.

Reviewed by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 7, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Richard Reid, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 180  
Petitioner-Robert B. Deford, Jr.  
Special Exception Petition

Dear Mr. Reid:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to convert the existing barn into a winery, including storage and wholesale distribution, this Special Exception is required. The area that is proposed to be utilized is part of an overall tract of land zoned R, C, Z and comprising 218 acres.

Particular attention should be afforded comments of the Health Department, while the comments from the Department of Traffic Engineering were not available at this time. I suggest that you contact Mr. Mike Flanagan at 494-3554 in order to discuss his comments prior to the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted

Item No. 180  
Special Exception Petition  
May 7, 1980

for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Gerhold Cross & Etzel  
412 Delaware Ave.  
Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #180 (1979-1980)  
Property Owner: Robert B. & Ann M. Deford  
N/W of Long Green Pike 1570' N/E Williams Rd.  
Existing Zoning: RC 2  
Proposed Zoning: Special Exception for winemaking, storage, and wholesale.  
Acres: 1.15 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

As indicated, the 1.15+ acre site is a portion of an overall larger 218+ acre tract of land. Baltimore County highway and utility improvements are not directly involved.

### Highways:

Long Green Road and Long Green Pike, existing public roads, are proposed to be improved in the future on 60-foot rights-of-way. Highway rights-of-way widenings will be required in connection with any grading or building permit applications or further development of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #180 (1979-1980)  
Property Owner: Robert B. & Ann M. Deford  
Page 2  
April 14, 1980

### Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Long Green Creek and tributaries thereto traverse the overall property; future drainage and utility easements and reservations will be required.

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing, and proposing utilization of private onsite water supply and sewage disposal facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W and S-11A, as amended, respectively.

Very truly yours,

*[Signature]*  
ELLSWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

END: EAM:FWR:ss

cc: J. Trenner  
J. Wimbley

UU-SE Key Sheet  
63-67 NE 23-26 Pos. Sheets  
NE 16 & 17 P & G Topo  
44, 45, 53 & 54 Tax Maps



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The subject property is zoned R. C. 2.;
2. The subject 1.15 acre tract is an internal part of a 218 acre farm, a part of which is currently used for vineyards;
3. The requirements of Sections 502.1 and 1A01.2.C of the Baltimore County Zoning Regulations have been met;
4. The granting of the special exception will not be detrimental to and will be supportive of the primary agricultural uses in the vicinity of the subject property;
5. The winery will not itself be situated on land more appropriately used for primary agricultural uses;
6. The granting of the special exception will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of June, 1980, that the herein Petition for Special Exception for wine making, storage, and wholesale distribution, in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated February 29, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The wine making, storage, and wholesale distribution must be contained within the 1.15 acres specified on the February 29, 1980, plat submitted with this petition.

The 1.15 acre tract shall continue to be part of an operating farm.

Approval of the aforementioned site plan by the Department of Health, Department of Public Works, and the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 14, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #180, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: Robert B. and Ann M. DeFord  
Location: NW/S Long Green Pike 1570' NE Williams Road  
Existing Zoning: RC-2  
Proposed Zoning: Special Exception for winemaking, storage, and wholesale  
Acres: 1.15  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
13011 494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 180, 181 and 182 of the Zoning Advisory Committee Meeting of March 18, 1980.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 8, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #180, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Robert B. & Ann M. DeFord  
Location: NW/S Long Green Pike 1570' NE Williams Rd.  
Existing Zoning: R.C. 2  
Proposed Zoning: Special Exception for winemaking, storage, and wholesale.  
Acres: 1.15  
District: 11th

The proposed winery will be served by a private well and sewage disposal system. Soil percolation tests have been conducted. Prior to approval of a building permit, the applicant must meet all Baltimore County Department of Health regulations concerning private sewage disposal systems.

The applicant proposes to use an existing drilled well located on site. To do so, the physical construction of the well must be upgraded to meet all requirements as set forth by Baltimore County Department of Health, and State of Maryland Department of Mental Health and Hygiene. After the well has been upgraded so as to meet all applicable regulations, the potability of the water supply must be verified by collection of a bacteriological water sample. This must be done prior to approval of a building permit.

Prior to construction, complete plans and specifications of the winery must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

cc: Plans Review Section.



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

March 26, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Robert B. & Ann M. DeFord

Location: NW/S Long Green Pike 1570' NE Williams Rd.

Item No: 180 Zoning Agenda: Meeting of 3/18/1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Ed. Jack Kelly* Noted and Approved: *George M. McGonigle*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI, JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #180 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: Robert B. & Ann M. DeFord  
Location: NW/S Long Green Pike 1570' NE Williams Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Special Exception for winemaking, storage and wholesale

Acres: 1.15  
District: 11th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. An alteration permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments - Depending on the extent of the work, drawings may be waived.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William Hammond  
TO: Zoning Commissioner  
Sharon M. Caplan  
FROM: Economic Development Commission  
Petition for Special  
SHE: Hearing Item #180  
SUBJECT: \_\_\_\_\_

Date: May 1, 1980

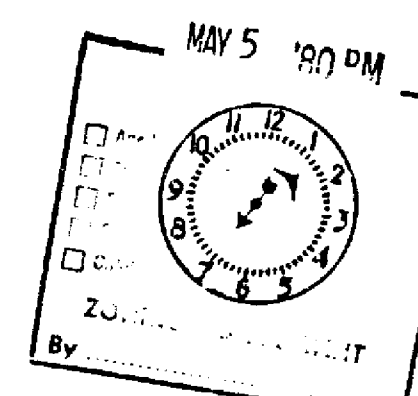
I have been working with Robert DeFord in regard to his proposal for winemaking storage and wholesale distribution on his existing farm. In recognition of Baltimore County's desire to foster a healthy economic growth, that consists of diversity and a high quality of life, we request the zoning officer to evaluate Mr. DeFord's request in the best interest of industrial expansion.

Due to the agricultural nature of the product (grapes), and the planting and harvesting that is involved in this process, it is urged that you give prompt consideration in your decision on the company's request.

The Economic Development Commission is supportive of the project. I appreciate your cooperation in this matter.

SMC:cjt

*Sharon M. Caplan*  
SHARON M. CAPLAN



## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 12, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 18, 1980

RE: Item No: 177, 178, 179, 180, 181, 182  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

PETITION FOR SPECIAL EXCEPTION

11th District

ZONING: Petition for Special Exception  
LOCATION: Northwest side of Long Green Pike, 1570 feet Northeast of Williams Road  
DATE & TIME: Wednesday, May 21, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for wine making, storage and wholesale distribution

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Robert B. Deford, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 21, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 80-238-X Item 18L  
Date: May 1, 1980

Petition for Special Exception  
Northwest side of Long Green Pike, 1570 feet Northeast of Williams Road  
Petitioner - Robert B. Deford, Jr., et ux

Eleventh District

HEARING: Wednesday, May 21, 1980 (9:30 A.M.)

It is this office's opinion that the proposed use would be appropriate here.

*John D. Seyffert, Director*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

April 24, 1980

Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - NW/8 Long Green Pike, 1570' NE of Williams Road - Robert B. Deford, Jr., et ux - Case No. 80-238-X

TIME: 9:30 A.M.

DATE: Wednesday, May 21, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 12, 1980

Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Robert B. Deford, Jr., et ux  
NW/8 Long Green Pike, 1570' NE  
of Williams Road  
Case No. 80-238-X

This is to advise you that \$66.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEE:ej

CARL L. GERHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULBRICH  
GORDON T. LANGSDON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG

March 5, 1980

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams Road and running thence from said place of beginning and parallel with and distant 20 feet southwesterly measured at right angles from the center of a macadam driveway there situate, North 27 degrees 30 minutes West 266.10 feet to a point 30 feet easterly measured at right angles from the east face of the frame and stone building erected on the parcel of land now being described, thence running parallel with the east face of said building, South 18 degrees 30 minutes West 99.20 feet, thence running the two following courses and distances viz: North 71 degrees 30 minutes West 187 feet and North 18 degrees 30 minutes East 212 feet, thence passing 30 feet north of the northernmost face of the aforesaid stone and frame building, South 71 degrees 30 minutes East 152 feet, thence running the three following courses and distances viz: South 18 degrees 30 minutes West 20.5 feet, South 71 degrees 30 minutes East 35 feet and South 18 degrees 30 minutes West 36.70 feet, thence running parallel with and distant 20 feet northeasterly measured at right angles from the center of the aforesaid macadam driveway, South 27 degrees 30 minutes East 283.90 feet to the center of Long Green Pike and thence binding in the center of said Pike, South 35 degrees 00 minutes West 45.10 feet to the place of beginning.

Containing 1.15 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.



Department of  
Economic & Community  
Development  
State of Maryland

Division of Local and Regional Development  
2525 Riva Road, Annapolis, Maryland 21401 • 301-269-2150

Harry Hughes  
Governor

James O. Roberson  
Secretary

February 6, 1980

Mr. Philip M. Wagner  
Boordy Vineyard  
7812 Ruxwood Road  
Riderwood, Maryland 21139

Dear Mr. Wagner:

The Department of Economic and Community Development is very much interested in seeing the wine industry in Maryland grow. With this goal in mind we are asking all the commercial wine producers in Maryland to meet together on February 26, 1980, at 7:30 p.m.

The meeting will be in the Tyson Room of the George Howard Building at the Howard County Office Complex in Ellicott City. A map is enclosed for your convenience.

Attending the meeting from our Department will be Secretary Roberson and Herman Vogel, Director of Tourism.

During the meeting, we want to discuss the following items:

1. Potential of Maryland's wine industry.
2. Problems of commercial wine industry.
3. Solutions for these problems.
4. Where you need assistance.
5. How you feel this department can be of assistance.
6. Some ideas we have for assistance.

We are looking forward to a productive session.

Very truly yours,  
*Michael R. Kilpatrick*  
Michael R. Kilpatrick

MRK/jth  
cc: John P. Aellen, Jr.  
Ira Ross  
W. Bret Bryd  
George H. Mowbray  
Thomas J. Provenza  
Robert W. Ziem

An Equal Opportunity Employer

CARL L. GERHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULBRICH  
GORDON T. LANGSDON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG

March 5, 1980

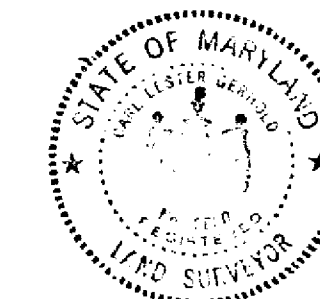
Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

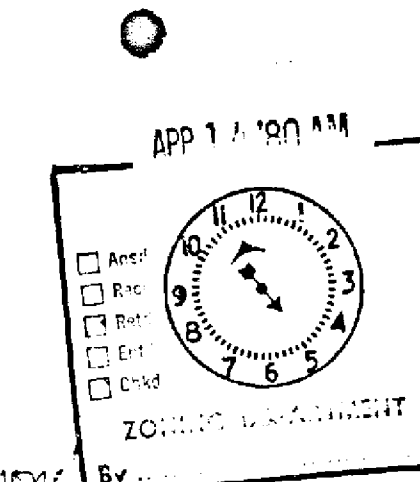
Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams Road and running thence from said place of beginning and parallel with and distant 20 feet southwesterly measured at right angles from the center of a macadam driveway there situate, North 27 degrees 30 minutes West 266.10 feet to a point 30 feet easterly measured at right angles from the east face of the frame and stone building erected on the parcel of land now being described, thence running parallel with the east face of said building, South 18 degrees 30 minutes West 99.20 feet, thence running the two following courses and distances viz: North 71 degrees 30 minutes West 187 feet and North 18 degrees 30 minutes East 212 feet, thence passing 30 feet north of the northernmost face of the aforesaid stone and frame building, South 71 degrees 30 minutes East 152 feet, thence running the three following courses and distances viz: South 18 degrees 30 minutes West 20.5 feet, South 71 degrees 30 minutes East 35 feet and South 18 degrees 30 minutes West 36.70 feet, thence running parallel with and distant 20 feet northeasterly measured at right angles from the center of the aforesaid macadam driveway, South 27 degrees 30 minutes East 283.90 feet to the center of Long Green Pike and thence binding in the center of said Pike, South 35 degrees 00 minutes West 45.10 feet to the place of beginning.

Containing 1.15 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.



70-238-X  
Zoning Hearing  
N/C  
8/14/80



8/14/80  
Robert Deford  
5320 Long Green Rd.  
Aberdeen, Md. 21057  
912-6468

Dear Mr. Hammond:

I am writing to request that you schedule the hearing on special exception zoning permit #150 at the earliest possible date. My reasons for requesting this is that without knowing the disposition of the zoning commission on this request, I am unable to proceed with necessary modifications to the site, which must be completed by mid-August. The deadline is not arbitrary; the petition concerns the establishment of a winery on my family's farm, and for a host of legal and practical reasons, the wine should be made at the proposed location this year. Thus, we are at the mercy of the grape harvest, which usually begins in the third week in August. Prior to that date, the winery must be completed and the requisite federal permits obtained. I would greatly appreciate it if you could have the commission review this petition as soon as possible. I am at your disposal if I can be of any assistance.

Sincerely yours,  
*Robert Deford*



AMES D. LUCAS, JR.  
DIRECTOR

Mr. Robert DeFord  
Boordy Vineyard  
Hydes, Maryland 21082

Dear Mr. DeFord:

The following is a summary of the April 30, 1980 meeting. This was held on behalf of your proposed Boordy Vineyard relocation between appropriate County personnel and yourself. Those in attendance were:

Name	Representing
John Schneider	Plans Review
Captain Joseph Kelly	Fire Department
Peter Paaf	Permits & Licenses
Nicholas Commodari	Planning & Zoning
Sharon Caplan	Economic Development

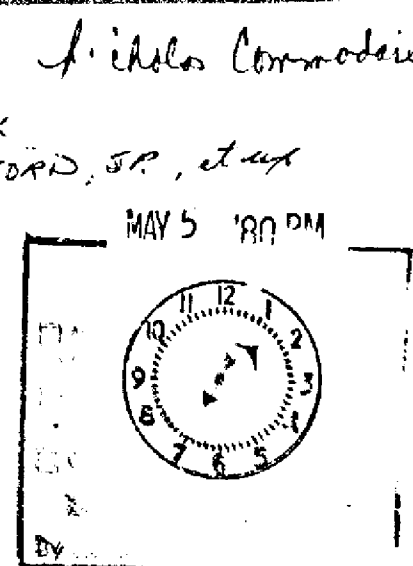
Each person had the following conclusions:

John Schneider

- 1) The plans must show all partitions.
- 2) Hay may not be stored on the second floor without a two-hour fire separation. It was suggested that the storage of hay on the second floor be eliminated.
- 3) The hay storage on the first floor requires a two-hour separation from the rest of the building. At this time, you would not have to comply with the State handicap law in regard to toilet facilities in a change of occupancy. This law has not been put into effect yet.

Captain Joseph Kelly

- 1) If the storage area is over 7,000 square feet, the building would have to be sprinklered and divided by fire walls. You had stated the barn is not this large and therefore you would not have to comply with this requirement.



Mr. Robert DeFord  
May 1, 1980  
Page 2

- 2) The storage area on the first floor must be separated by a one-hour fire wall from the rest of the area. This involves 5/8ths of an inch sheetrock on both sides of the internal partition.
- 3) The ceiling must also be one-hour rated, i.e., 5/8ths of an inch sheetrock on the ceiling.
- 4) The building must comply with the 100-foot exiting travel distance. Since the building is only 75 feet, you would meet this requirement.
- 5) Please show all exit signs and exit lights on the plans. Label the appropriate spaces, i.e., storing or fermenting.
- 6) Label all doors, i.e., those that will be sealed off and those which will be used. Exit doors must have B-label standards.
- 7) You must meet the NFPA standards. Captain Kelly will be looking into these standards in relationship to a winery.

Nicholas Commodari

- 1) Your zoning hearing for a special exception is scheduled for May 21st at 9:30 A.M.
- 2) After the decision is made by the Zoning Commissioner, there will be a 30-day period for others to appeal.
- 3) I am writing on your behalf to ask the Zoning Commissioner for a favorable and expeditious decision on your behalf.
- 4) Please keep in touch with the Health Department that they may present a favorable solution to the septic problem at the zoning hearing.

Peter Paaf

- 1) For an alteration permit with no future use intended, it is necessary to submit eight (8) plats of the site plan and three (3) floor plans.
- 2) No change of occupancy should be asked for at this time.
- 3) Mr. Paaf reviewed the necessary permits that would be required at this time, and began to fill them out on your behalf.

Mr. Robert DeFord  
May 1, 1980  
Page 3

I've been in touch with Ian Forrest of the Health Department. He will be working with Glen Miller for a feasible solution to the septic problem. This favorable solution should be resolved before the May 21st zoning hearing requesting a special exception. Please keep your attorney advised as to the Health Department's decision.

I have also spoke with Jay Hanna. His suggestion of not going for a change of occupancy at this time needs to be explored before proceeding further. We will be working together to determine if you need a change of occupancy to meet the more stringent requirements of the Baltimore County building code.

I look forward to working with you and providing any information as questions arise.

Sincerely,

*Sharon M. Caplan*  
(MRS.) SHARON M. CAPLAN  
Administrative Assistant

SMC:jet

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 13, 1980

Richard A. Reid, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
NW/S of Long Green Pike, 1570' NE of  
Williams Rd. - 11th Election District  
Robert B. DeFord, Jr., et ux -  
Petitioner.  
NO. 80-238-X (Item No. 180)

Dear Mr. Reid:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hammond  
Zoning Commissioner  
Sharon M. Caplan  
FROM: Economic Development Commission  
Petition for Special  
Hearing Item #180  
SUBJECT: Petition for Special  
Hearing Item #180

Date: May 1, 1980

I have been working with Robert DeFord in regard to his proposal for winery storage and wholesale distribution on his existing farm. In recognition of Baltimore County's desire to foster a healthy economic growth that ensures diversity and a high quality of life, we request the zoning officer to evaluate Mr. DeFord's request in the best interest of industrial expansion.

Due to the agricultural nature of the product (grapes), and the planting and harvesting that is involved in this process, it is urged that you give prompt consideration in your decision on the company's request.

The Economic Development Commission is supportive of the project. I appreciate your cooperation in this matter.

SMC:jet

SHARON M. CAPLAN

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 5/13/80  
Posted for: Petition for Special Exception  
Petitioner: Robert B. DeFord, Jr., et ux  
Location of property: NW/4 of Long Green Pike, 1570' NE of Williams Rd.  
Location of Signs: Facing Long Green Pike at macadam driveway to property  
Remarks: 1 sign  
Posted by: Glen DeFord Signature Date of return: 5/13/80

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 5 day of May, 1980.

Filing Fee \$ 50.00 Received: ☒ Check  
☐ Cash  
☐ Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: Robert B. DeFord, Jr., et ux Submitted by: Glen DeFord  
Petitioner's Attorney: J. E. Hession, III Reviewed by: J. E. Hession, III

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans:				Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>					
Previous case: 80	Map #									

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 088824  
DATE: May 21, 1980 ACCOUNT: 01-562  
AMOUNT: \$66.00  
FOR: Robert DeFord, III  
Advertising and Posting for Case No. 80-238-X  
650 C.M.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 86412  
DATE: April 21, 1980 ACCOUNT: 01-562  
AMOUNT: \$50.00  
FOR: B. DeFord  
Filing Fee for Case No. 80-238-X  
500 C.M.

PETITION FOR SPECIAL  
EXCEPTION  
11th DISTRICT  
ZONING: Petition for Special Ex-  
ception  
LOCATION: Northwest side of  
Long Green Pike, 1570 feet North-  
east of Williams Road  
DATE & TIME: Wednesday, May  
21, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing:  
Petition for Special Exception for  
wine making, storage and wholesale  
distribution  
All that parcel of land in the  
Eleventh District of Baltimore  
County:  
Beginning for the same at a point  
in the center of Long Green Pike at  
the distance of 1570 feet north-  
east of Williams Road and running  
thence south and distant 20 feet  
southwesterly measured at right an-  
gles from the center of a macadam  
driveway three statute North 27 de-  
grees 30 minutes West 346.10 feet to  
a point 30 feet easterly measured at  
right angles from the east face of  
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on the parcel of land now being  
described, thence running parallel  
with the east face of said building,  
South 18 degrees 30 minutes West  
99.30 feet, thence running the two  
following courses and distances viz:  
North 71 degrees 30 minutes West  
187 feet and North 18 degrees 30  
minutes East 212 feet, thence pass-  
ing the face of the aforesaid stone and  
frame building, South 71 degrees 30  
minutes East 152 feet, thence run-  
ning the three following courses and  
distances viz: South 18 degrees 30  
minutes West 20.8 feet, South 71 de-  
grees 30 minutes East 35 feet and  
South 18 degrees 30 minutes West  
38.30 feet, thence running parallel  
with and distant 20 feet north-  
easterly measured at right angles from  
the center of the aforesaid macadam  
driveway, South 17 degrees 30 min-  
utes East 283.90 feet to the center of  
Long Green Pike and thence being  
in the center of said Pike, South 35  
degrees 30 minutes West 48.10 feet  
to the place of beginning.  
Containing 1.15 Acres of land,  
more or less.  
Being the property of Robert B.  
DeFord, Jr., et ux, as shown on plat  
plan filed with the Zoning Depart-  
ment.  
Hearing Date: Wednesday, May  
21, 1980 at 9:30 A.M.  
Public Hearing: Room 106, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
May 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD, May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of May, 1980, before the 21st day of May, 1980, the 1st day of May, 1980, the 1st day of May, 1980, appearing on the 1st day of May, 1980.

THE JEFFERSONIAN,  
*L. L. Smith, Jr.*  
Manager.

Cost of Advertisement, \$ 78.00

### 11th District

Location: Northwest side of Long Green Pike, 1570 feet Northeast of William Road.

Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake avenue, Towson,  
Maryland.

**Petition for Special Exception**  
for wine making, storage and  
wholesale distribution.

Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams road and running thence from said place of beginning and parallel with and distant 20 feet

Containing 1.15 acres of land more or less.

Hearing Date:  
**WEDNESDAY, MAY 21, 1980**  
**AT 9:30 A.M.**

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

Essex, Md., May 1 1944

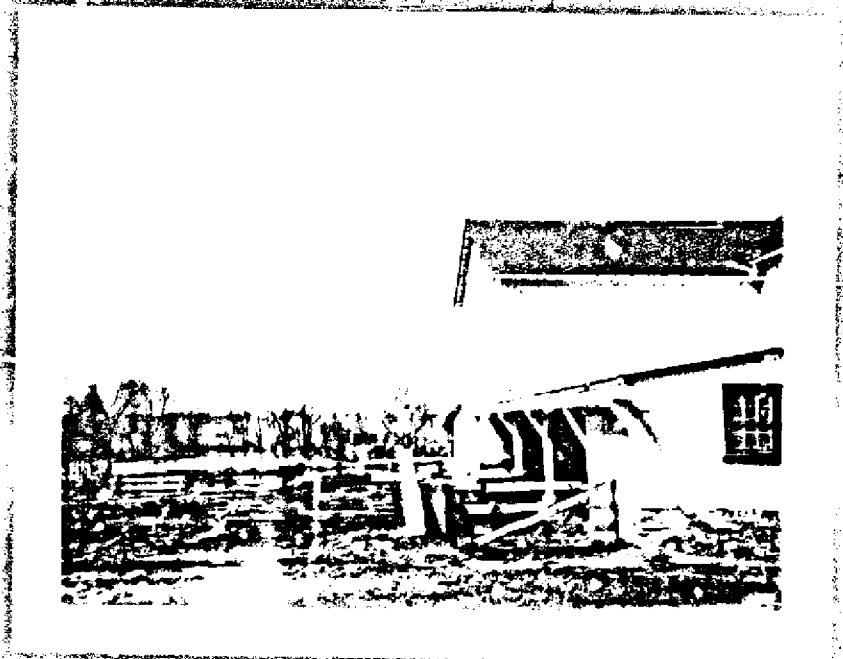
***This is to Certify, That the annexed***

each of one successive

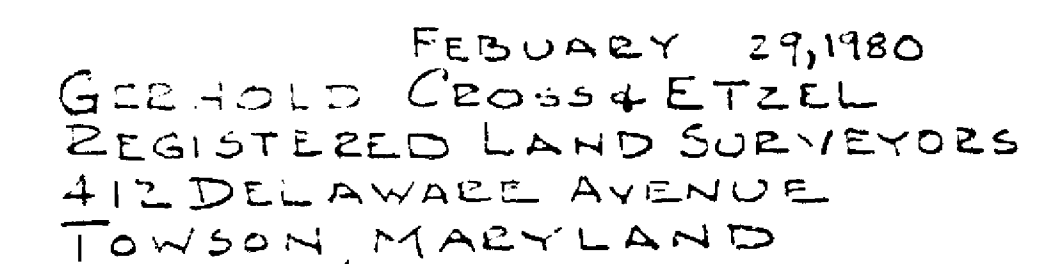
weeks before the 1st day of

**.19** *fu*

**Publisher.**

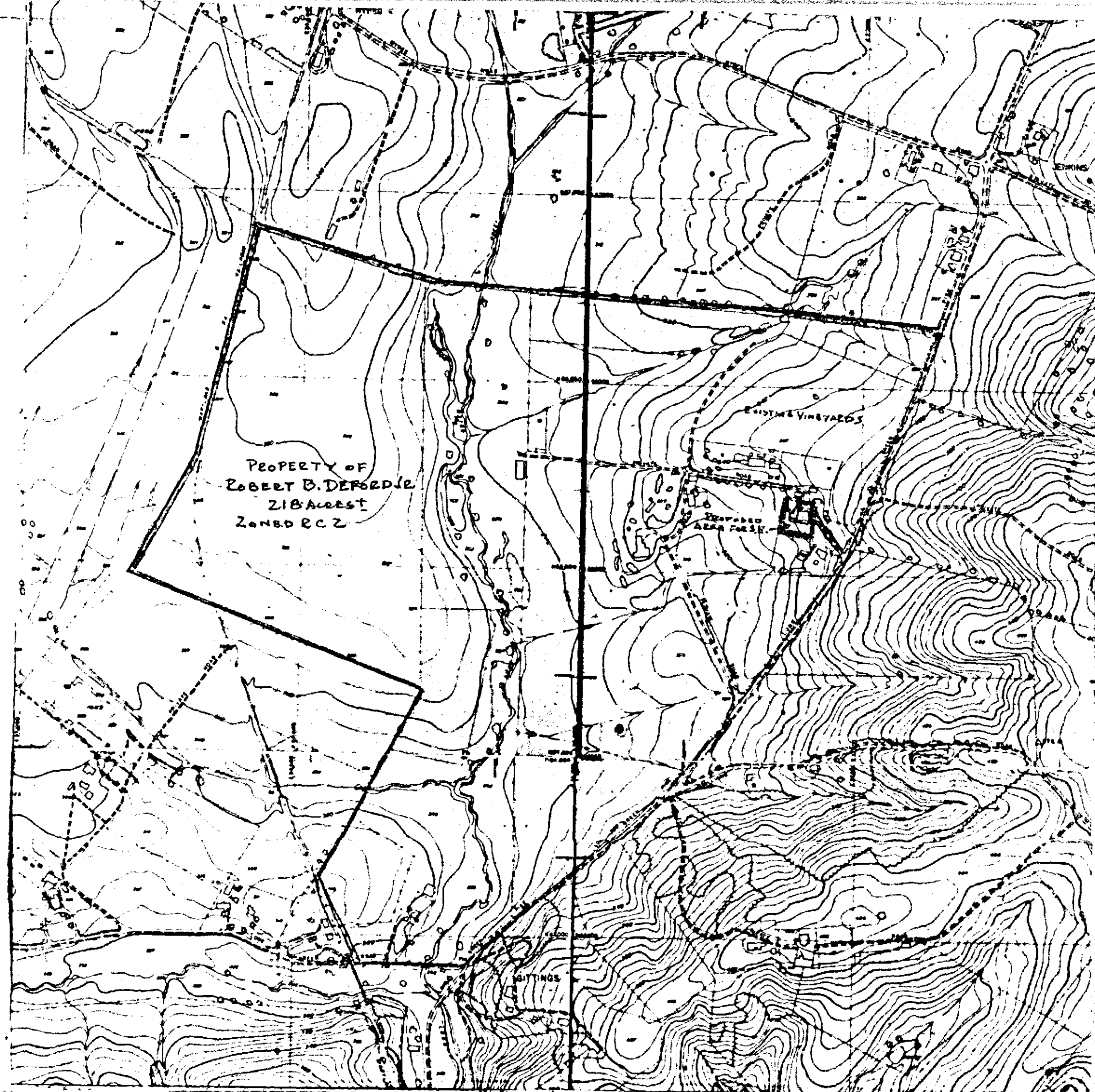
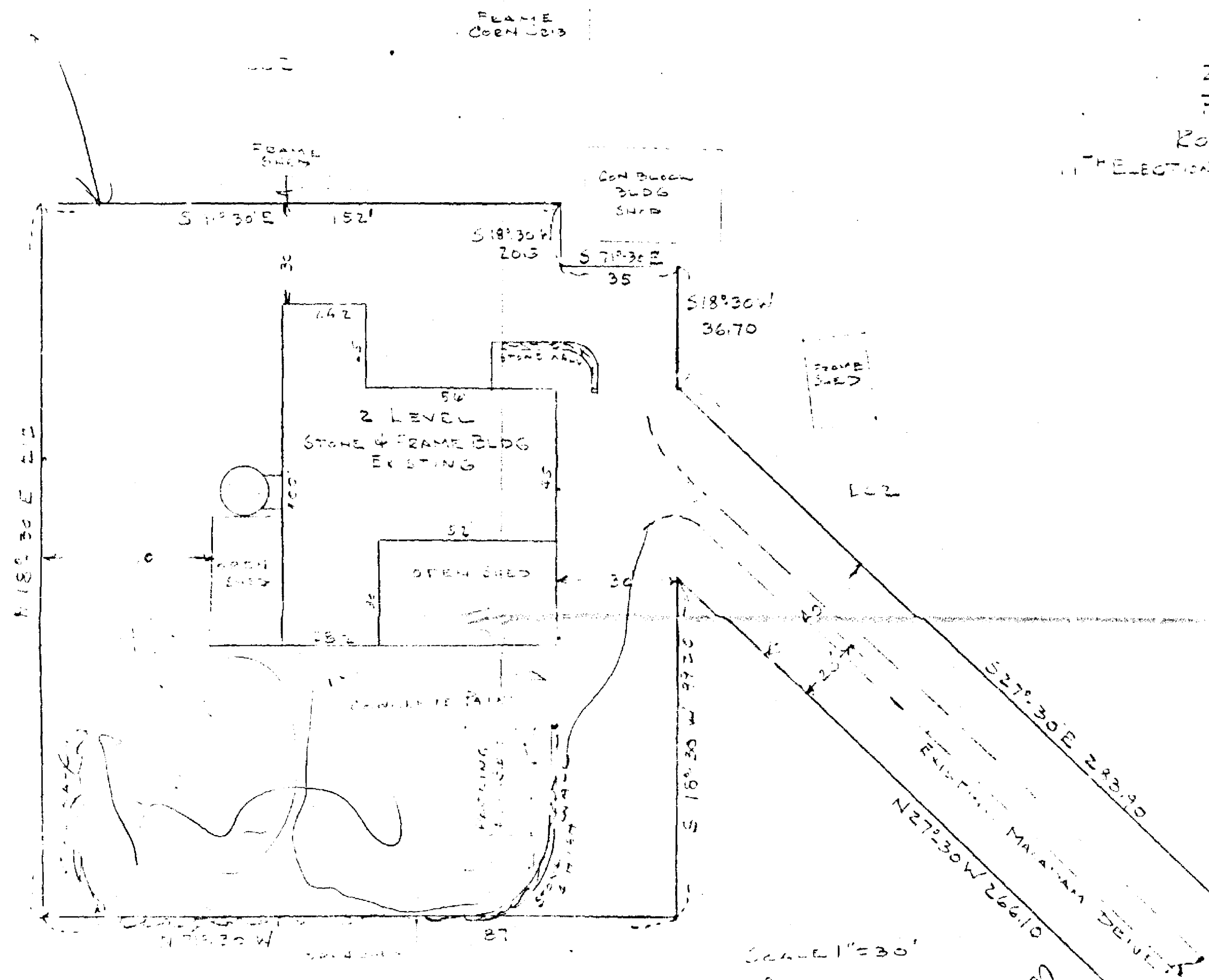






FEBRUARY 29, 1980  
GERHOLD CROSS & ETZEL  
REGISTERED LAND SURVEYORS  
412 DELAWARE AVENUE  
TOWSON, MARYLAND

ZONING PLAT  
PROPERTY OF  
ROBERT B. DEFORD  
ELECTOR DISTRICT BALTO CO MD



EXISTING ZONING RCZ  
EXISTING USE FACTORY  
AREA IN WHOLE TRACT 218 ACRES  
AREA IN SPECIAL EXCEPTION 1.5 ACRES

PLAT TO ALL CITY PETITION FOR  
SPECIAL EXCEPTION FOR MANUFACTURE  
OF WINE IN A RCZ ZONE  
COUNTY BOARDING 1981 111 2 CF

*① Appeal City Board should  
show 218 acres property subdivided  
if not SE. line shall show 35' front*

FEBRUARY 23, 1960  
GILBERT CROSS & ETZEL  
REGISTERED LAND SURVEYORS  
412 DELAWARE AVENUE  
TOWSON, MARYLAND